

UNITS DESTROYED AND FUTURE REPLACEMENTS

Exhibit H-1: Dwelling Units Destroyed

**Exhibit H-2: Destroyed Dwelling Units and
Bedrooms Requiring Replacement**

Exhibits H-1 and H-2

Units Destroyed and Future Replacements

These two exhibits relate to dwelling units that were destroyed or removed from the housing stock as a result of redevelopment activities that agencies must replace. Health and Safety Code, Section 33413(a) requires agencies to develop “replacement plans” to fulfill their replacement requirements within four years.

Exhibit H-1 identifies, by income category, the number of dwelling units occupied by elderly and other households that were either removed or destroyed during the reporting year. Agencies reported the loss of a total of 523 housing units consisting of these income groups: 317 very-low, 106 low, 59 moderate, and 41 other (above moderate income). Of the total number of housing units removed from the housing stock, 35 were identified as occupied by elderly households and 488 were reported as occupied by non-elderly households.

In Exhibit H-2, agencies reported they must replace 371 units ensuring that replacement units have at least 695 bedrooms (redevelopment law specifies that replacement units must have an equal or greater number of bedrooms as the units destroyed). Also, in addition to the requirement, since September 1989, that all replacements be affordable, agencies must ensure that 75 percent of units removed or destroyed must be replaced with units that are available at an affordable cost to the same household income group as last occupied the destroyed or removed units. Replacement units must remain available at an affordable housing cost for the longest feasible time, at least over the duration of the redevelopment plan (generally at least 30 years). Since January 1, 1996, all agencies have been subject to replacement requirements regardless of the adoption date of the redevelopment plan.

Note: Assembly Bill 637, which took effect January 2002, changed the replacement requirement from 75 to 100 percent for units destroyed after the legislation’s implementation date. AB 637 also amended the law to require owner occupied units to remain affordable for at least 45 years and rental units at least 55 years.